095.0	0001	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,300 / 668,300
					USE VALUE:	668,300 / 668,300
					ASSESSED:	668,300 / 668,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
384		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORSE TODD S & HARIVOLOLONA
Owner 2:	
Owner 3:	
Street 1:	15 GROVE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MORSE TODD S/HARIVOLOLANA -
Owner 2:	TRS/MORSE FAMILY TRUST -
Street 1:	384 MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,100 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Wood Shingle Exterior and 2062 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6100.000	288,400		379,900	668,300
Total Card	0.140	288,400		379,900	668,300
Total Parcel	0.140	288,400		379,900	668,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.18 | /Parcel: 324.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	62096
GIS Ref	
GIS Ref	
Insp Date	02/13/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0001-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,400	0	6,100.	379,900	668,300	668,300	Year End Roll	12/18/2019
2019	101	FV	249,400	0	6,100.	379,900	629,300	629,300	Year End Roll	1/3/2019
2018	101	FV	249,400	0	6,100.	325,600	575,000	575,000	Year End Roll	12/20/2017
2017	101	FV	249,400	0	6,100.	303,900	553,300	553,300	Year End Roll	1/3/2017
2016	101	FV	249,400	0	6,100.	260,500	509,900	509,900	Year End	1/4/2016
2015	101	FV	248,200	0	6,100.	233,400	481,600	481,600	Year End Roll	12/11/2014
2014	101	FV	248,200	0	6,100.	216,000	464,200	464,200	Year End Roll	12/16/2013
2013	101	FV	248,200	0	6,100.	206,000	454,200	454,200		12/13/2012

!7782!

PRINT

Date	Time
12/10/20	22:23:24

LAST REV

Date	Time
02/18/20	13:01:48
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7782

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORSE TODD S/HA	59252-455		6/7/2012	Convenience	99	No	No		
MORSE TODD S	42641-176		4/29/2004	Family	99	No	No		
MAHSEREJIAN ARM	40850-29		9/12/2003		404,000	No	No		
PINE DANIEL R	33387-266		8/2/2001		380,000	No	No		
SCONZO SIRIOS	30118-15		4/30/1999		252,000	No	No		
	19016-43		4/1/1988		99	No	No		A

USER DEFINED

Prior Id # 1:	62096
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2013	52	Manual	2,535	C				
11/7/2006	1034	Re-Roof	16,700			G8	GR FY08	
5/28/1999	307	Manual	1,874					REPLCEMENT WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
2/18/2020	Mail Update	MM	Mary M
5/16/2013	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	372	PATRIOT
1/29/2004	MLS	HC	Helen Chinal
11/30/2001	MLS	MM	Mary M
6/19/2000	MLS		
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
8/30/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6100		Sq. Ft.	Site		0	70.	0.89	4			Med. Tr	-10					379,892						379,900	

Total AC/HA: 0.14004 | Total SF/SM: 6100 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,892 | Spl Credit | Total: 379,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	98024
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354318
Depreciation:	65903
Depreciated Total:	288415

COMMENTS

PDAS. OF=BMT SINK. .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

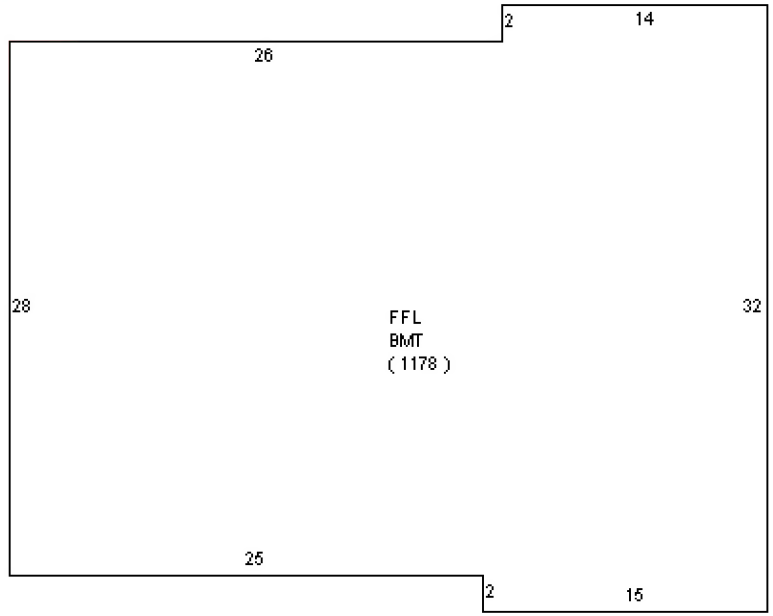
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.06
Special Features:	0	Val/Su Net:	122.41
Final Total:	288400	Val/Su SzAd	244.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,178	61.990	73,020
FFL	First Floor	1,178	128.240	151,063

Net Sketched Area:	2,356	Total:	224,083
Size Ad	1178	Gross Are	2356	FinArea	2062
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

095.0-0001-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	